

**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Property Address:	3411 Quebec Street, NW	Agenda
Landmark/District:	Cleveland Park Historic District	X Consent Calendar
Meeting Date:	May 24, 2012	X Concept Review
H.P.A. Number:	12-358	X Alteration
Staff Reviewer:	Anne Brockett	New Construction

Working with Cunningham Quill Architects, owner Melissa Moye seeks concept review to rework a rear façade, expand a deck, and reorient the front walk on her home in the Cleveland Park Historic District. The house is part of a row of seven designed by Sonneman and Justement for developers Boss and Phelps and built in 1920. The houses are brick with rear frame porches that have been altered over the years by enclosing them or adding on to the rear facades.

Evaluation

The rear of the subject house features a porch enclosed with aluminum siding and long banks of windows on each floor. A garage is located at the basement level, accessible under the porch, and a deck and stairs provide access to the rear yard. The current proposal would maintain the existing footprint on the first and second floors, but would reorient and enlarge the deck. The area under the new deck would be enclosed to serve as an extended garage.

The new exterior would be clad in cementitious board siding with panels spanning between the first floor doors and second floor windows. The windows would be 6/6 to match the existing windows on the house and complement the new French doors below.

Additionally, the project would return the front walk and stoop to their original configuration. At some point, the stoop was reoriented to face toward the right, accessed by a curving, slate path. The proposal would reorient the stoop toward the front and align the path to lead in a straight run from the original concrete steps at the sidewalk to the stoop.

In its form, fenestration, massing, materials and details, the project a compatible alteration to the house.

Recommendation

The HPO recommends that the Board find the proposal consistent with the preservation act, and delegate permit approval to the HPO.